

MANATEE COUNTY ZONING ORDINANCE  
PDO-93-01(Z) (P) - WILLIS, CLUM & CENTER

SECRETARY OF STATE

Dec 1 8 59 AM '93

FILED

FILED FOR RECORD  
R.B. SHORE  
CLERK CIRCUIT COURT  
MANATEE CO. FLORIDA

DEC 2 10 29 AM '93

AN ORDINANCE OF THE COUNTY OF MANATEE FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS OF MANATEE COUNTY, ORDINANCE NO. 90-01, THE MANATEE COUNTY LAND DEVELOPMENT CODE, RELATING TO ZONING WITHIN THE UNINCORPORATED AREA OF MANATEE COUNTY; PROVIDING FOR THE REZONING OF CERTAIN LAND FROM RDD-6 (RESIDENTIAL DUPLEX DWELLING, 6 DU/ACRE) TO PDO (PLANNED DEVELOPMENT OFFICE); AND APPROVAL OF THE PRELIMINARY SITE PLAN TO ALLOW A MEDICAL OFFICE BUILDING INCLUDING SPECIAL APPROVAL FOR A PROJECT EXCEEDING 3000 SQ. FT. IN THE OL FUTURE LAND USE CATEGORY; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

Section 1. FINDINGS OF FACT. The Board of County Commissioners of said County, after considering the testimony, evidence, documentation, application for amendment of the Official Zoning Atlas, the recommendation and findings of the Planning Commission of said County, as well as all other matters presented to said Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for Official Zoning Atlas Amendment as it relates to the real property described in Section 4 of this Ordinance from RDD-6 (Residential Duplex Dwelling, 6 du/acre) to PDO (Planned Development Office).

B. The said Board of County Commissioners held a public hearing on November 18, 1993, regarding said proposed Official Zoning Atlas Amendment described herein in accordance with the requirements of Manatee County Ordinance No. 90-01, the Manatee County Land Development Code, and has further considered the information received at said public hearing.

C. The proposed amendment to the Official Zoning Atlas regarding the property described in Section 4 herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan.

Section 2. The Preliminary Site Plan is hereby APPROVED including Special Approval for a project exceeding 3000 sq. ft. in the OL Future Land Use Category with the following stipulations and modification:

STIPULATIONS

1. A 4-foot wide sidewalk shall be installed along the south side of 48th Avenue West adjacent to this site prior to issuance of a Certificate of Occupancy.
2. A 6-foot tall wooden or masonry fence shall be installed along the eastern property line, which reduces to 42 inches in height within 25 feet of the front property line along 48th Avenue West, in addition to the proposed landscaping, and this shall be reflected on the Final Site Plan.
3. The drive aisle which is centrally located just west of the proposed canopy must be 24 feet in width and this shall be reflected on the Final Site Plan.

MODIFICATIONS

1. Modification to the Land Development Code, Section 722.1.4 of the LDC, required sidewalks.

Section 3. AMENDMENT OF THE OFFICIAL ZONING ATLAS. The Official Zoning Atlas of Manatee County, Ordinance No. 90-01, the Manatee County Land Development Code, is hereby amended by changing the zoning district classification of the property identified in Section 4 herein from RDD-6 (Residential Duplex Dwelling, 6 du/acre) to PDO (Planned Development Office), and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Planning, Permitting and Inspections Department, are hereby instructed to cause such amendment to the said Official Zoning Atlas.

Section 4. LEGAL DESCRIPTION.

LOT 1, 2 AND 3, BLOCK 26, HOLIDAY HEIGHTS SECOND ADDITION (PLAT BOOK 9, PAGE 27), SECTION 10, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

Section 5. EFFECTIVE DATE. This ordinance shall take effect immediately upon the receipt of the official acknowledgment from the Office of the Secretary of State, State of Florida, that same has been filed with that office.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 18th day of November, 1993.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

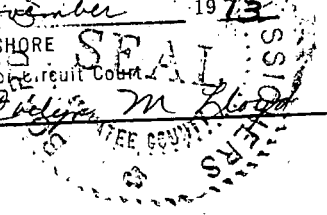
BY: Joe M. Clum

ATTEST: R. B. SHORE  
Clerk of the Circuit Court

R. B. Shore

STATE OF FLORIDA, COUNTY OF MANATEE  
This is to certify that the foregoing is a true and correct copy of the documents on file in my office.  
Witness my hand and official seal this 24<sup>th</sup> day of

November 19 93  
R. B. SHORE  
Clerk of the Circuit Court  
By: Edgar M. Blodgett D.C.





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MANATEE CO. FLORIDA

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FLORIDA DEPARTMENT OF STATE

Jim Smith, Secretary of State  
DIVISION OF ELECTIONS  
Bureau of Administrative Code  
The Elliot Building  
Tallahassee, Florida 32399-0250  
(904) 488-8427

December 1, 1993

Honorable R. B. Shore  
Clerk of the Circuit Court  
Manatee County Courthouse  
Post Office Box 1000  
1112 Manatee Avenue West -Suite 641  
Bradenton, Florida 34206

Attention: Evelyn M. Lloyd, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter of November 23, 1993 and certified copy of Manatee County Ordinance No. PDO-93-01(Z)(P), which was received and filed in this office on December 1, 1993.

The duplicate copy showing the filing date is being returned for your records.

Sincerely,

A handwritten signature in cursive script that reads "Liz Cloud".

Liz Cloud, Chief  
Bureau of Administrative Code

LC/mb

Enclosure (1)